

**Plan Commission Meeting
Town of Buffalo
May 23, 2006**

Present: Wesley Buss, Fred Wollenburg, Gene Mucciolo, Donna Seddon, Jan Banicki, Charlie Church, Margarete Worthington

Others: David Rieckmann, Thomas G. Beaver, Bob Wilcox

Chairman called the meeting to order.

Agenda

Agenda was reviewed. Jan Banicki motioned to approve the agenda. Seconded by Wesley Buss. All in favor, motion carried.

Minutes

Minutes were read. Jan Banicki motioned to approve the minutes. Seconded by Wesley Buss. All in favor, motion carried.

Open Book and Board of Review Dates

Open Book is August 31, 2006 from 11 a.m. thru 7 p.m.

Board of Review will be September 21, 2006 from 5 p.m. thru 7 p.m.

Road Tour with Highway Commissioner

Gene Mucciolo and Jan Banicki toured the roads. We are waiting for an estimate from the Highway Commissioner. We are also asking for an estimate to black top the Town Hall parking area and enlarge the large item graveled area at the Recycle Center.

Park Model – Discuss revision to Chapter 4

Gene Mucciolo reported that the Park Model is stamped on the side as a recreational vehicle. An item will have to be added to Ordinance Chapter 4 to cover this type of unit. This will be brought up at the Town Meeting.

Land Division Request – McReath

Thomas Beaver from Grothman and Associates presented the new division to the 40 acre parcel division request. The new division consists of four lots with a minimum division of 5 acres and a 66 foot easement to 12th Avenue for lots 3 & 4. Discussion followed. Jan Banicki motioned to accept the revised proposed land division. Seconded by Charlie Church. All in favor, motion carried.

2nd Land Division Request – McReath

Thomas Beaver from Grothman and Associates presented a second request for a division of 16 acres which has a north boundary of Rainbow Estates and an east boundary of 12th Avenue. It would consist of four 5.3 acre lots with a 66 foot easement to 12th Avenue. Discussion followed. Sixteen acres is not large enough to meet the plan for a land division. The easement will require a turnaround or cul-de-sac if it is to become a town road. Charlie Church motioned to accept this division and send the recommendation to the Town Board because: (1) it's proximity to Rainbow Estates, (2) the future development will be perpendicular to the town road, and (3) it conforms to the 20 year comprehensive plan for single family dwellings on lots of more than 5 acres in this area. Seconded by Gene Mucciolo. Discussion followed. Motion carried with yes —4 and no—1 (Margarete Worthington). McReath's must submit the application and \$100.00 fee before this can go to the Town Board.

Shoreline Variance Request – Hammett, N358 13th Road

Jan Banicki abstains from this discussion since she is on the County Zoning Committee. The Zoning Board of Adjustment will meet on June 5th at 5 p.m. to approve or disapprove this zoning variance. New owners wish to construct a modular home that will be too large to conform to the shoreline and highway setback. Charlie Church motions that Fred Wollenburg should attend the Zoning Board of Adjustment meeting to voice the consensus of the Plan Commission that this is not in accordance with the long term goals of the Town of Buffalo and that this may be a safety hazard with relation to it's closeness to the highway. Seconded by Margarete Worthington. Motion carried with yes –3, abstain –2(Jan Banicki and Gene Mucciolo).

Correspondence

1. American Transmission County Community Outreach Offer--They will send a representative to explain their plan.
2. Department of Transportation--They will be conducting a meeting to explain their 6 year plan.

Citizens and Board Concerns

1. The wayside on Highway 22--The wayside was not opened this year and citizens are concerned. We have discovered that it is closed because of repairs that are needed to the rest rooms. Discussion followed. The County will be contacted for help and more information.
2. Marquette County Tourism Board--Marquette NOW may be building a walking trail from the park to Observatory Hill.
3. Complaint concerning Jeff Downing property off of Highway B--He has requested a Junkyard Permit. We do not have regulations or procedure for this. This project will be referred to the Plan Commission.
4. Erik Bryneldson E-mail--The highway commissioner spread garlic mustard and the County should eradicate it. Discussion followed. Garlic mustard is edible.
5. Building Permit for Amish--The Amish community is putting up a new school on Court Street in Dalton. We issued them a building permit since we do not have any exceptions in the ordinance.
6. DNR Arborist Mailer--The DNR is offering \$1500 to \$2500 grants to develop trees. We must have matching funds or labor to qualify for the grant. Fred Wollenburg will present the information at the town meeting.

Continued Review of Chapter 10 – Subdivision/Land Division Ordinance

One acre land division request from last meeting. Discussion followed. Tabled until next meeting.

Next Meeting

June 15th, 2006, Tuesday 7 P.M. at the Town Hall.

Business concluded. Motion to adjourn made by Wesley Buss. Seconded by Charlie Church. Motion carried.

Submitted by Donna Seddon, Town Clerk